

Preliminary Letting Particulars



Grade A Offices

Rent Only £25 per sq. Ft

Car Parking

TO LET

Ground Floor, Enterprise House, 203 London Road, Staines upon Thames, TW18 4HR - 13,636 Sq Ft

Enterprise House is prominently located on the north side of the London Road (A30) linking Staines town centre and the M25 and east of the crooked billet roundabout. The town centre and the main line railway station are approximately 10 minutes walk. Heathrow airport is 3 miles from the property.

- M25 J13 – 1.5 miles
- M4 J4b – 5.5 miles
- M3 J2 - 5.0 miles
- Staines Railway Station – 0.6 miles
- Heathrow Terminal 5 – 3.0 miles
- London Waterloo – 35 minutes

Description

Enterprise House is a modern Grade A office building offering light flexible office space and incorporating a striking double height entrance hall.

IMPORTANT NOTICE:

Catlin Young Commercial Limited gives notice to anyone who may read these particulars: 1. They are prepared for the guidance only of prospective purchasers or tenants. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (in text, plans or photographs) is given in good faith and should not be relied upon as a statement or representation of fact. 3. Nothing herein shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. 4. The photographs herein show only parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since that time and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is a reference herein to the fact that alterations have been carried out or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser or tenant. 7. Descriptions of a property are subjective and those contained herein are used in good faith as an opinion and not by way of a statement of fact.

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Accommodation

The available accommodation is situated on the ground floor and comprises a total floor area of up to 13,637 square feet. The space can subdivide on a flexible basis from a minimum of xxx square feet allowing size of unit up to.

Specification

- **Air Conditioning**
- **Raised Floors**
- **Suspended ceilings**
- **LG7 Lighting**
- **Carpets**
- **Lift**
- **26 car parking spaces**
- **Carpets**

Floor Areas

Area	Size	Car Parking
Ground	13,637 square feet (1266.9 square metres)	26

The floor plate is flexible

Lease Terms

Flexible sub-leases are available for a term to be agreed

Rent

Very competitive rental terms are offered at £25 per square foot, please apply for details

Rates and Service Charge

Business Rates are currently approximately £8.00 per square foot. Please make independent enquiry with the Valuation Office

Estimated Service charge is £6.00 per square foot

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Legal Costs

Each party to bear their own legal costs incurred

Energy Performance Certificate

The building benefits from an EPC rating of 97 which is D

Viewings

Strictly by prior appointment with sole letting agents Catlin Young Commercial Limited

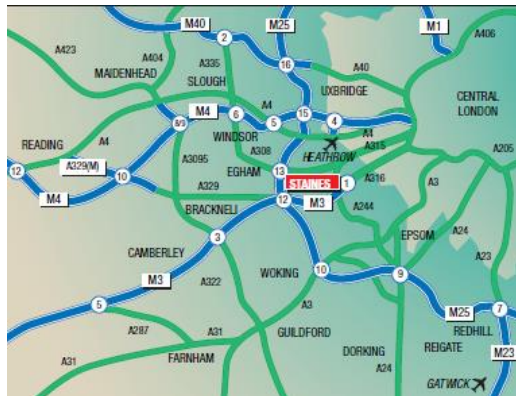
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